

**77TH OREGON LEGISLATIVE ASSEMBLY  
2013 REGULAR SESSION  
STAFF MEASURE SUMMARY  
HOUSE REVENUE COMMITTEE**

**MEASURE: HB 3112 A  
CARRIER: Rep. Gelser**

**REVENUE:** Revenue Impact Statement Issued

**FISCAL:** Minimal Fiscal Impact

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**Action:** Do Pass

**Vote:** 9-0-0

**Yeas:** Bailey, Bentz, Berger, Conger, Davis, Gelser, Read, Vega Pederson, Barnhart

**Nays:** 0

**Exc.:** 0

**Prepared By:** Christine Broniak, Economist

**Meeting Dates:** 4/30, 5/7

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**WHAT THE BILL DOES:** Exempts from property taxation property of political subdivision used or intended to be used for affordable housing or leased or rented to persons of lower income. Clarifies jurisdiction requesting tax exemption under the statute annually certify that property meets exemption requirements. Requires application. Applies to property tax years beginning on or after July 1, 2013. Takes effect 91st day following adjournment sine die.

**ISSUES DISCUSSED:**

- Fairfield property held by Portland
- Extent that this exemption will be used by localities

**EFFECT OF COMMITTEE AMENDMENTS:** None

**BACKGROUND:** Some government entities have been providing low-income housing. Recent court cases have found the leased property to be taxable as it is leased to low-income persons, who are not exempt from property taxation. Housing authorities are the only governmental entities that are exempt from property taxation when leasing to tenants. The measure would expand their exemption to any political subdivision's property if it is leased to low-income tenants who make 80 percent or less of area median income, adjusted for family size.